

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF REDEVELOPER

DISPOSITION PARCELS RD-38, RD-41, RD-42, RD-44,
RD-47, RD-48, RD-49, RD-50, RD-51, RD-52, RD-53,
RD-54, RD-55, RD-56, RD-58, RD-59, RD-69, RD-72,
RD-73, RD-74, RD-75, RR-69, RR-83, RR-84, RR-85,
RR-86, RR-88, RR-90, RR-91, RR-98, RR-99, PB-13b
SE-8

IN THE SOUTH END URBAN RENEWAL AREA

PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Tenants' Development Corporation has formed a limited partnership under Chapter 121A with Wingate Development Corp., to be known as TDC & Associates, and is desirous of rehabilitating housing in the South End Urban Renewal Area; and

WHEREAS, the Authority presently owns the above-captioned properties; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, a critical need exists in the South End Urban Renewal Area and throughout the City of Boston for decent housing; and

WHEREAS, the Department of Housing and Urban Development has approved a disposition price of Forty Thousand (\$40,000.00) Dollars for the aforementioned properties under the Section 236 Program:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That TDC & Associates be and hereby is designated as Redeveloper of Disposition Parcels RD-38, RD-41, RD-42, RD-44, RD-47, RD-48, RD-49, RD-50, RD-51, RD-52, RD-53, RD-54, RD-55, RD-56, RD-58, RD-59, RD-69, RD-72, RD-73, RD-74, RD-75, RR-69, RR-83, RR-84, RR-85, RR-86, RR-88, RR-90, RR-91, RR-98, RR-99, PB-13b and SE-8 in the South End Urban Renewal Area.
2. That disposal of said properties by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that TDC & Associates possesses the qualifications and financial resources necessary to acquire and rehabilitate the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying the aforementioned Disposition Parcels to TDC & Associates, said documents to be in the Authority's usual form at the HUD approved price of Forty Thousand (\$40,000.00) Dollars
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).
6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

MEMORANDUM

DECEMBER 13, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS RD-38, RD-41, RD-42, RD-44, RD-47
RD-48, RD-49, RD-50, RD-51, RD-52, RD-53, RD-54, RD-55,
RD-56, RD-58, RD-59, RD-69, RD-72, RD-73, RD-74, RD-75,
RR-69, RR-83, RR-84, RR-85, RR-86, RR-88, RR-90, RR-91,
RR-98, RR-99, PB-13b, SE-8

On December 16, 1971, Tenants' Development Corporation was tentatively designated the Developer of 33 buildings containing 174 apartments for low and moderate income persons.

On July 20, 1972, the Authority tentatively designated this group Developer of four additional parcels which HUD had requested be added to make the development feasible. One of the buildings originally scheduled for rehabilitation was dropped from the package because it proved to be structurally unsound, leaving a total of thirty six (36) buildings in the package, increasing the number of units to 185.

On April 19, 1973, a Report and Decision on the Chapter 121A Application of Tenants' Development Corporation and Wingate Development Corp., to be known as TDC & Associates, was approved by the Authority.

The principals of TDC are Josephine Jolley, President; Mary Longley, Treasurer; and Caroline Williams, Clerk. Greater Boston Community Development, Inc., is the consultant for the Project; Stull Associates, Inc., is the Architect; Owens & Dilday are the Attorneys; and Benjamin Polishook is the Contractor.

The principals of the Wingate Development Corp., a wholly owned subsidiary of Continental Wingate Company, Inc., a Delaware Corporation, are: Gerald Schuster, President and Director; A. Carleton Dukess, Executive Vice President; Secretary and Director;

Benjamin Polishook, Vice President, Treasurer and Director; Edward J. McCormack, Vice President; Robert G. Najarian, Controller; Edwin G. Callahan, Director and Donald H. Chapin, Director.

The Developer has complied with the terms and conditions of its tentative designation and the Authority's staff has approved the Final Plans and Specifications for the development.

It is therefore recommended that TDC & Associates be finally designated Redeveloper of the above-captioned parcels.

An appropriate Resolution is attached.

Attachment

